

**TAX MAP 26  
BLOCK 11, UNIT 7.1**  
UPI NO. 26-011-007-001  
LAND N/F  
ANDREW SCAPURA  
DB 2444 PG 434  
155 CREEK ROAD

**TAX MAP 26  
BLOCK 11, UNIT 5**  
UPI NO. 26-011-005  
LAND N/F  
DAVID M. & MELANIE D. LABROZZI  
INSTR. NO. 2014063266  
123 CREEK ROAD

**TAX MAP 26  
BLOCK 11, UNIT 8**  
UPI NO. 26-011-007-008  
LAND N/F  
DAVID & ALICE LAWLER  
DB 2721 PG 679  
46 CALLOWHILL ROAD

**TAX MAP 26  
BLOCK 11, UNIT 6**  
UPI NO. 26-011-006  
LAND N/F  
GEORGE M. & ANNE E. TERKMANIAN  
DB 2123 PG 1107  
42 EAST PEACE VALLEY ROAD

**TAX MAP 26  
BLOCK 11, UNIT 4.3**  
UPI NO. 26-011-004-003  
LAND N/F  
KENNETH J. & DENISE M. CARR  
DB 2458 PG 482  
95 CREEK ROAD

**TAX MAP 26  
BLOCK 11, UNIT 4.1**  
UPI NO. 26-011-004-001  
LAND N/F  
GAVIN J. & LYNNE S. LINGO  
DB 1426 PG 188  
4 EAST PEACE VALLEY ROAD

**WOODLANDS CALCULATIONS**

WOODLANDS*	TOTAL AREA 12.97 AC.	ALLOWABLE DISTURBANCE 0.2 * 12.97 AC. = 2.59 AC.	APPROVED PLAN DISTURBANCE 2.04 AC.	REMAINDER ALLOWABLE WOODLANDS DISTURBANCE 0.55 AC.
ADDITIONAL WOODLANDS ESTABLISHED SINCE APPROVED PLAN			31,713 SF	
20% OF ADDITIONAL ESTABLISHED WOODLANDS			0.2 * 31,713 = 6,342.6 SF (0.15 AC.)	
TOTAL ALLOWABLE WOODLANDS DISTURBANCE			0.55 + 0.15 AC. = 0.70 AC.	
ADDITIONAL AREA TO BE PLANTED WITH TREES ALONG CREEK ROAD			+/- 3,400 SF	

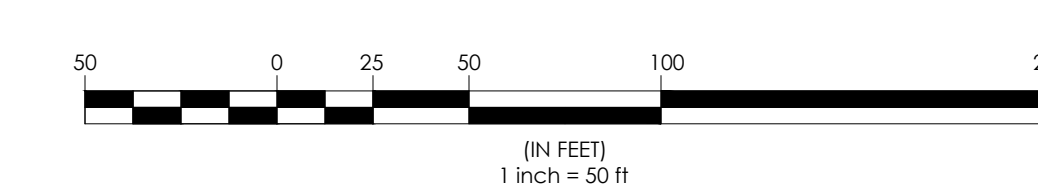
\*PER NATURAL RESOURCES PLAN DRAWING NUMBER C-102, PREPARED BY CARROLL ENGINEERING CORPORATION, LAST REVISED 6/26/18

**PLAN INDEX**

NO.	RELATION	DESCRIPTION	START DATE	REVISION DATE
C1.0	1 OF 6	NATURAL RESOURCES PLAN	AUGUST 17, 2023	-
C2.0	2 OF 6	MINOR SUBDIVISION PLAN	JUNE 23, 2021	AUGUST 17, 2023
C2.1	3 OF 6	MINOR SUBDIVISION PLAN	JUNE 23, 2021	AUGUST 17, 2023
C3.0	4 OF 6	CONSTRUCTION IMPROVEMENTS PLAN	AUGUST 17, 2023	-
C4.0	5 OF 6	EROSION AND SEDIMENTATION CONTROL PLAN	AUGUST 17, 2023	-
C5.0	6 OF 6	DETAIL SHEET	AUGUST 17, 2023	-

**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	RIPARIAN BUFFER LINE
	EXISTING FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING BUILDING
	EXISTING WETLANDS BUFFER
	EXISTING AC UNIT
	EXISTING INLET
	SOILS BOUNDARY
	EXISTING TREELINE
	ADDITIONAL WOODLANDS ESTABLISHED SINCE APPROVED PLANS
	ADDITIONAL AREA TO BE PLANTED WITH TREES ALONG CREEK ROAD



**PROJECT SERIAL NO.  
CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL  
PennyWario One Call System, Inc.  
1-800-242-1776

**Nave NEWELL**  
980 West Valley Road • Suite 1100  
Wayne, PA 19097-8830  
P: 610.265.8323 F: 610.265.4799  
www.naveandnewell.com

REVISIONS

NO.	DESCRIPTION	DATE	BY

SEAL:

**GREGORY C. NEWELL**  
Professional Engineer  
Pennsylvania License No. 36762E

DRAWING NAME: **NATURAL RESOURCES PLAN**

**123 CREEK ROAD**

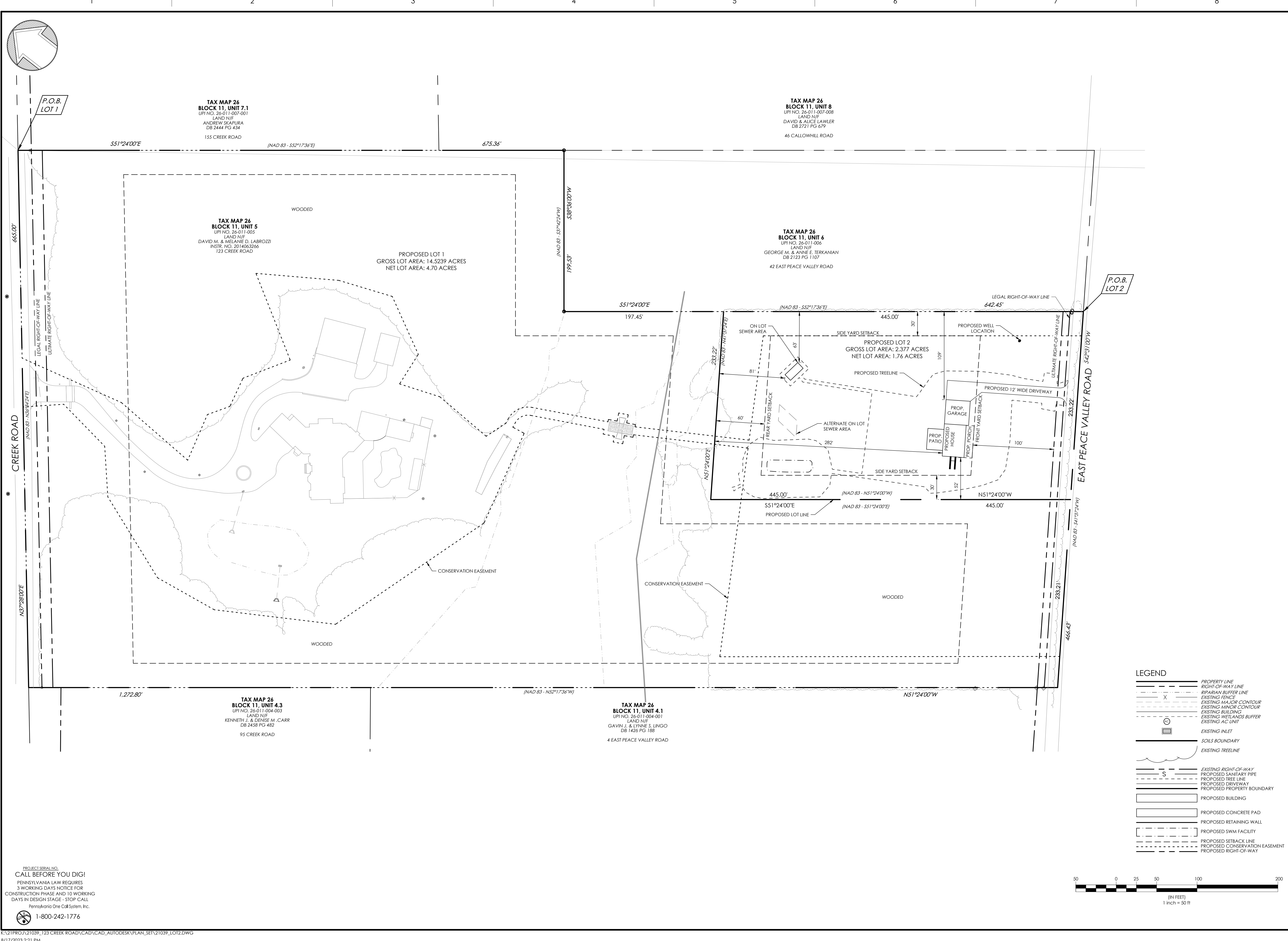
LOCATION: **NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA**

project no. 2021039	drawn by: CW
date: 8/17/23	chkd by: LPM
scale: 1" = 50'	approved by: GCN
sheet no.	

**C1.0**

1 of 6

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PROJECT SERIAL NO.  
**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
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 Pennsylvania One Call System, Inc.  
 1-800-242-1776

**TAX MAP 26  
 BLOCK 11, UNIT 7.1**  
 UPI NO. 26-011-0307-001  
 LAND N/F  
 ANDREW SKAPIURA  
 DB 2444 PG 434  
 155 CREEK ROAD

**TAX MAP 26  
 BLOCK 11, UNIT 5**  
 UPI NO. 26-011-005  
 LAND N/F  
 DAVID M. & MELANIE D. LABROZZI  
 INSTR. NO. 2014053266  
 123 CREEK ROAD

**TAX MAP 26  
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 UPI NO. 26-011-004-003  
 LAND N/F  
 KENNETH J. & DENISE M. CARR  
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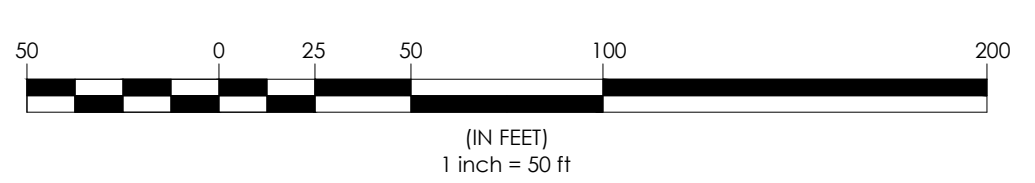
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**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	RIPARIAN BUFFER LINE
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	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING BUILDING
	EXISTING WETLANDS BUFFER
	EXISTING AC UNIT
	EXISTING INLET
	SOILS BOUNDARY
	EXISTING TREELINE
	EXISTING RIGHT-OF-WAY
	PROPOSED SANITARY PIPE
	PROPOSED TREE LINE
	PROPOSED DRIVEWAY
	PROPOSED PROPERTY BOUNDARY
	PROPOSED BUILDING
	PROPOSED CONCRETE PAD
	PROPOSED RETAINING WALL
	PROPOSED SWM FACILITY
	PROPOSED SETBACK LINE
	PROPOSED CONSERVATION EASEMENT
	PROPOSED RIGHT-OF-WAY



980 West Valley Road • Suite 1100  
 Wayne, PA 19087-8830  
 P: 610.265.8323 F: 610.265.4799  
 www.navenewell.com

REVISIONS

no.	description	CHK'D BY
1	PROPOSED FEATURES ADDED TO LOT 2	MDK DMV
2	PER TOWNSHIP REVIEW COMMENTS	MDK CW

**MATTHEW D. KELLY**  
 Professional Land Surveyor  
 Pennsylvania License No. SA07548

DRAWING NAME: **SUBDIVISION PLAN**

**123 CREEK ROAD**

LOCATION: **NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA**

project no. 2021039	drawn by: CW
date: 6/23/21	CHK'G BY: LPM
scale: 1" = 50'	approv. by: MDK
sheet no.	

**C2.0**

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**NEW BRITAIN TOWNSHIP: TOWNSHIP ENGINEER**

THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER OF NEW BRITAIN TOWNSHIP ON:

DATE \_\_\_\_\_

TOWNSHIP ENGINEER \_\_\_\_\_

**NEW BRITAIN TOWNSHIP: TOWNSHIP COUNCIL**

THIS PLAN HAS BEEN APPROVED BY THE NEW BRITAIN TOWNSHIP COUNCIL ON:

DATE \_\_\_\_\_

PRESIDENT \_\_\_\_\_

SECRETARY \_\_\_\_\_

**NEW BRITAIN TOWNSHIP: PLANNING COMMISSION**

THIS PLAN HAS BEEN APPROVED BY THE PLANNING COMMISSION OF NEW BRITAIN TOWNSHIP ON:

DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**OWNER**

DAVID M. AND MELANIE D. LABROZZI  
123 CREEK ROAD  
CHALFONT, PA 18914

**BUCKS COUNTY PLANNING COMMISSION CERTIFICATION:**

THIS PLAN HAS BEEN REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON:

DATE \_\_\_\_\_

BCPC FILE NUMBER \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

EXECUTIVE DIRECTOR \_\_\_\_\_

**OWNER CERTIFICATION**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE

STATE OF \_\_\_\_\_, RESIDING IN \_\_\_\_\_

PERSONALLY APPEARED TO ME: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

I DO HEREBY CERTIFY THAT DAVID M. LABROZZI AND MELANIE D. LABROZZI ARE THE REGISTERED OWNER(S) OF THE LAND HEREN SUBDIVIDED AND PROPOSED TO BE DEVELOPED AND CONSENTS TO THE APPROVAL OF THIS PLAN AND DESIRES THAT THE SAME BE RECORDED.

OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, MATTHEW D. KELLY, REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE NEW BRITAIN TOWNSHIP, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA: THAT THIS PLAN CORRECTLY REPRESENTS THE METES & BOUNDS AND FOUND MONUMENTATION OF THE OVERALL TRACT BOUNDARY DEPICTED ON THESE PLANS, AS SURVEYED BY ME. I FURTHER CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS AND THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS LAND DEVELOPMENT AND THAT THE ERROR OF CLOSURE IS NOT GREATER THAN 1:5,000.

(MATTHEW D. KELLY, P.L.S.) (DATE)  
PENNSYLVANIA LICENSE NO. SJ-075449

**ZONING DATA TABLE**

ZONING DISTRICT: WS (WATERSHED)

Table with 4 columns: Category, Required, Existing, Proposed Lot 1. Rows include Lot Area, Right-of-Way, Conservation Easement Area, Minimum Lot Area, Minimum Lot Width, Minimum Building Setbacks, Front Yard, Side Yard, Rear Yard, Minimum Building Envelope, Maximum Building Coverage Ratio, Maximum Impervious Surface for Lot 1 and Lot 2.

\*STORMWATER MANAGEMENT CALCULATIONS BASED ON 12% MAXIMUM IMPERVIOUS COVERAGE

\*\*AREA INCLUDES CALCULATIONS WITH AND WITHOUT THE CONSERVATION EASEMENT

LIMIT OF DISTURBANCE: 33,673 SF

**STEEP SLOPE CALCULATIONS**

LOT 2 TOTAL: N/A

**GENERAL NOTES:**

- 1. THIS PLAN IS BASED ON A SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC. COMPLETED ON MAY 13, 2021.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. NO DOCUMENTS OTHER THAN AS NOTED ON THE SURVEY WERE REVIEWED IN THE COURSE OF COMPLETING THIS SURVEY.
3. THIS SURVEY REPRESENTS CONDITIONS AS OF THE DATE OF THE SURVEY EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, ON THE SURFACE OF THE LANDS OR ABOVE THE SURFACE OF THE LANDS AND NOT VISIBLE.
4. BEARING BASIS FOR THE SURVEY IS BASED ON THE DEED REFERENCE THEREIN. BEARINGS NOTED AS NAD 83 REFERENCE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AS DERIVED FROM GPS OBSERVATIONS. THE NAD 83 BEARINGS ARE ROTATED 0.95338" COUNTERCLOCKWISE FROM THE DEED BEARINGS. VERTICAL DATUM IS NAVD 1988 DATUM.
5. PROPERTY FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 42017C0289K, MAP REVISED MARCH 21, 2017.
6. LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS AND/OR ABOVE GROUND EXAMINATION OF SITE. THIS PLAN ILLUSTRATES UTILITIES OF RECORD PROVIDED BY OR BEFORE THE DATE OF THIS SURVEY. THIS MAY OR MAY NOT COMPRISE ALL THE UTILITY INFORMATION FOR THIS PROPERTY. THE COMPLETENESS OR ACCURACIES OF THE LOCATIONS ARE NOT GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED, THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.
7. UNIT AND BLOCK NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF NEW BRITAIN, PENNSYLVANIA.

**REFERENCE PLANS:**

- 1. OFFICIAL TAX MAPS OF TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PA.

**RECORDER OF DEEDS CERTIFICATE:**

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR BUCKS COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK \_\_\_\_\_, VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

RECORDER \_\_\_\_\_

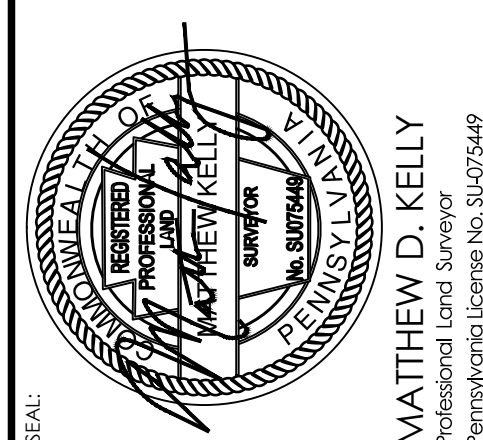


BCPC NO. \_\_\_\_\_



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P: 610.265.8323 F: 610.265.4799  
www.navenewell.com

Table with 4 columns: Date, Description, MDK, DW. Rows for 7/6/21 and 8/17/23.



MATTHEW D. KELLY  
Professional Land Surveyor  
Pennsylvania License No. SJ075449

DRAWING NAME: SUBDIVISION NOTES  
123 CREEK ROAD  
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

Table with 2 columns: Project no., Date, Scale, Sheet no. and Drawn by, Chkd by, Apprv. by.

C2.1  
3 of 6





